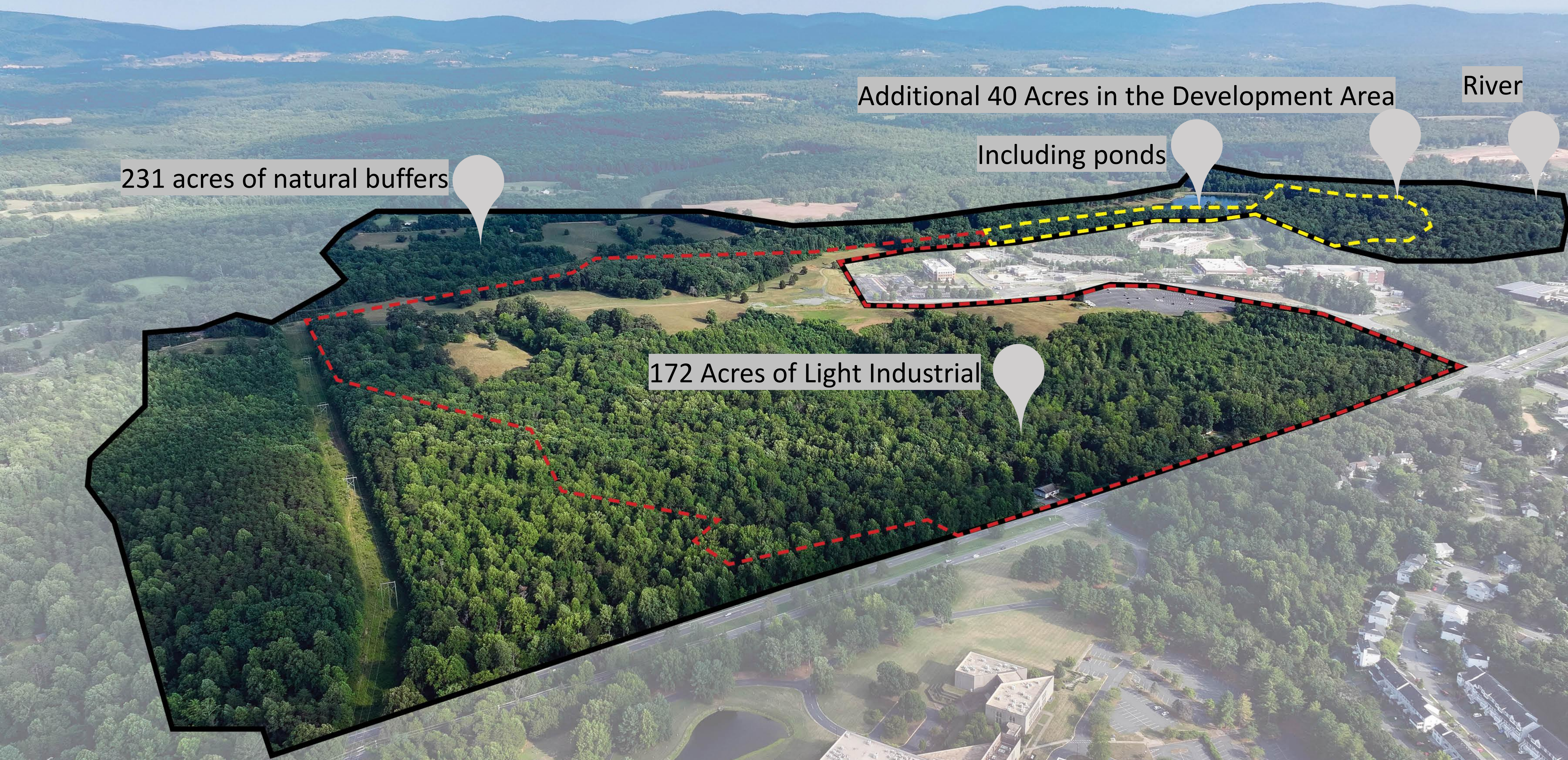
BOS Rivanna Futures Resolution

February 18 2026

Bottom Line Up Front - Resolution

- Resolution authorizes the County Executive to sign agreements related to AstraZeneca incentives and the Boulders Road Extension, within defined parameters
- Intent is to allow County to remain responsive to critical deadlines/schedules

Lay of the Land: Context



Funding Secured - $43 million to date

Award	Source	Purpose	Timing	Notes
$596,000	GO Virginia (DHCD)	Site, road design	Underway	Local match (land value)
$700,000	VDOT Economic Development Access Program	Road design	Underway	Local match (1:1, including other grants)
$9,700,000	VEDP VA Business Ready Sites Program	Site readiness	Jan. 2026	Local match (land value)
$20,000,000	VDOT Transportation Partnership Opportunity Fund	Road Design-Construction	Spring 2026	AZ Contribution; EDA will consider $500k in Feb., local commitment of up to $10 M
$12,000,000	AstraZeneca	Road Design-Construction	2027/8*	*Timing of funding based on construction timeline

AstraZeneca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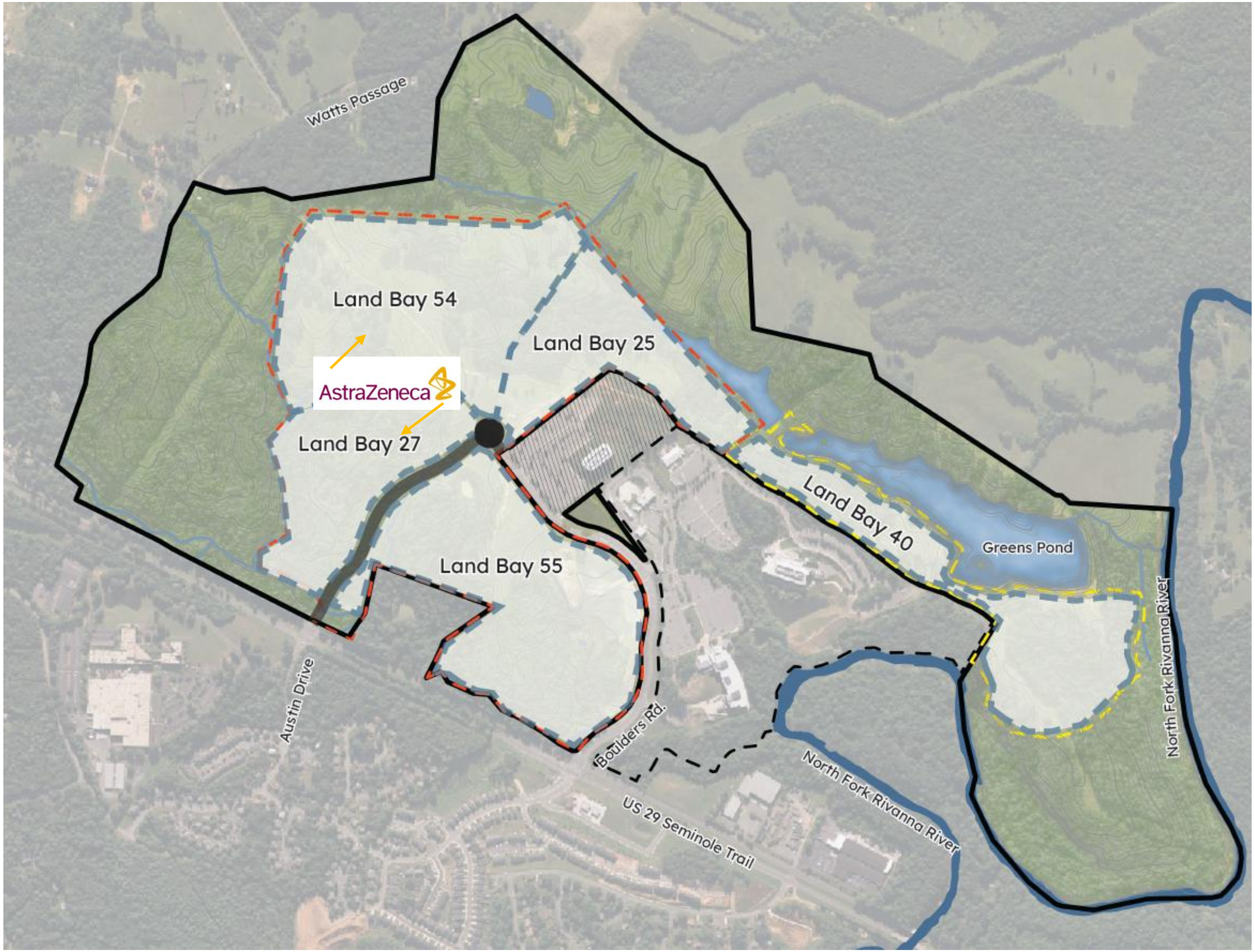
Watts Passage
Land Bay 54
Land Bay 25
AstraZeneca
Land Bay 27
Land Bay 55
Land Bay 40
Greens Pond
North Fork Rivanna River
Austin Drive
Boulders Rd.
North Fork Rivanna River
US 29 Seminole Trail

AstraZeneca By the Numbers

1	biopharmaceutical manufacturing campus
2	specialized production facilities/processes
82	acres of the Rivanna Futures property
600	direct new jobs
	3,000 construction jobs
	3,000 indirect/induced jobs
$125,000	minimum salary
$4.5 billion	capital investment

Opportunity Unlocked

- Research partnership opportunities with UVA
- Workforce training and upskilling with PVCC
- Commercial partnerships with CvilleBioHub & Commonwealth BioAccelerator, local companies
- Infrastructure buildout provides capacity and access for other properties
- Attraction of similar facilities, supply chain partners

Rivanna Futures Alignment

- AZ is a private-sector anchor for the innovation campus
  - Strategic partnership opportunities with Rivanna Station
  - Drives market demand for remaining LI acreage
- Concept plan designed to be adaptable based on market demands
  - Continue to refine the campus concept based on AstraZeneca’s layout
  - New opportunity to plan remaining land bays
  - Infrastructure can be built to need rather than future spec
- Infrastructure buildout
  - Road – Partnership to extend to Boulders Rd to US-29 @ Austin Dr
  - Energy – onsite renewable and redundant power service
  - Water/Sewer – service to full extent of property

Tax Revenue Modeling

Zodiac
At full build-out (Year 5):
Year 5 Total Revenue: $28.0M
25-Year Total Revenue: $633.7M

Gemini
At full buildout (Year 4)
Year 4 Total Revenue: $3.4M
25-Year Total Revenue: $75.9M

Total Projections at 25 years of ~$710Million, developed by staff using Company-provided investment parameters

Resolution

- Resolution as drafted would have the Board authorize the County Executive to sign agreements related to AstraZeneca incentives and the Boulders Road Extension, within defined parameters “up to $95,570,000 in financial incentives.”

- Intent is to allow County to remain responsive to critical deadlines/schedules